



居民通訊

NEWSLETTER

2023 / 3月號
非賣品
兼善里/福華街

救世軍市區重建社區服務隊

地址：荔枝角永康街 79 號創匯國際中心 6 樓 E 室

Address: Room E, 6/F, THE GLOBE, 79 Wing Hong Street, Lai Chi Kok

電話(Tel) : 3586-3095

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For the further details of newsletter in English version, you may reach our staff at 3586 3095.

編者的話

EDITOR'S WORD



踏入春季，氣溫逐漸上升，整體天氣良好。本港初春時分仍有機會出現寒冷天氣及潮濕有霧，請各街坊時刻留意天氣變化及小心地滑。另外，隨著香港政府逐漸放寬防疫措施，本隊會繼續舉辦不同的活動，希望各位街坊繼續留意中心活動及重建資訊，並踴躍參加活動。

有關「兼善里 / 福華街」重建項目進度，政府於本年2月24日刊憲公佈上訴委員會就上訴個案作出的決定，表示決定不支持上訴。市建局將會在上訴已被駁回的情況下，向項目內的註冊業主發出收購建議。在完成收購物業手續後，市建局才會處理租客的重建補償。因此，在今期通訊中，本隊準備了市區重建局發出收購建議後的流程，以供各位參考。

政府剛發布 2023-2024 年的財政預算案，本隊將會在今期社區資訊列出部分摘要供大家參考。如大家需要詳細的版本，可到政府的財政預算案網站了解更多。

The spring is coming, bringing us a good weather while the temperature is rising. In the meantime, we have been careful of changes in weather. Residents should be aware of the foggy and clammy weather as well as slippery floor. Besides, as the Hong Kong Government cancelled most of the epidemic prevention measures, our team will continue to organize different activities and provide information of urban redevelopment issue. Welcome to join our programs.

In terms of the progress of "Kim Shin Lane / Fuk Wa Street" development project (SSP017)", the government gazette that the Urban Renewal Authority Ordinance in respect of the appeal against the Secretary for Development's decision to authorize the Urban Renewal Authority(URA) to proceed with the development project without any amendment. After that, URA will deliver the acquisition offer to registered owners in the project. Therefore, we would like to introduce the process after issuing acquisition offer to owners for your reference.

In terms of community resources, the government announced the 2023 – 2024 Budget. Our team will list out the highlights of the 2023-2024 Budget for your reference. For more details, please visit the government website.



救世軍市區重建社區服務隊

The Salvation Army Urban Renewal Social Service Team

重建開放日

地址：九龍荔枝角永康街79號創匯國際中心6樓E室
電話：3586-3095
只限兼善里/福華街重建項目(SSP017)內業主和租客
每戶只可換領一份

2023年3月9-10日
下午2:30-5時 / 晚上7-9時
*逾期恕不接受

禮物換領券
憑此券連同住址證明
於辦公時間內可換領
禮物一份

各款小家電 或 \$100現金券

*本中心保留最終決定權 數量有限,先到先得,換完即止

發出收購物業建議往後之流程



*以上資料只供參考，一切以市建局公佈為準



2023-2024 年的政府財政預算案摘要

公共交通費用補貼計劃

延至 10 月，就每人每月超出 200 元的實際公共交通開支提供三分之一的補貼，補貼金額會以每月 500 元為上限。

培訓人才

分別在金融、航空、航運、科技、建造業方面，撥款及注資，支持人才培訓。

寬減稅項(支援市民)

- 寬減 2022/23 課稅年度 100% 的薪俸稅和個人入息課稅，上限 6,000 元
- 寬減 2023/24 年度首兩季住宅物業差餉，每季上限 1,000 元
- 2023/24 課稅年度起，增加子女基本免稅額及子女出生課稅年度的額外免稅額，由 12 萬元增至 13 萬元

社會福利

- 發放額外半個月的綜援標準金額、高齡津貼、長者生活津貼或傷殘津貼，在職家庭津貼亦作相若安排
- 為每個電力住宅用戶戶口 1,000 元的電費補貼
- 為參加 2024 年香港中學文憑考試的學校考生代繳考試費

電子消費券

- 向每名合資格的 18 歲或以上永久性居民及新來港人士，分兩期發放總額 5,000 元電子消費券
- 原已登記合資格人士：在 4 月先發放 3,000 元消費券，餘額 2,000 元在年中發放
- 新符合資格人士：經登記後在年中分兩期發放
透過不同入境計劃在港居住及來港升學的合資格人士：發放總額 2,500 元消費券

寬減稅項(支援企業)

- 寬減 2022/23 課稅年度 100% 利得稅，上限 6,000 元
- 寬減 2023/24 年度首兩季非住宅物業差餉，每季上限 1,000 元
- 寬減合資格政府處所 / 短期租約及豁免書 50% 租金和費用，為期 6 個月

房屋供應

- 公營房屋：已覓得足夠土地興建約 36 萬個單位
- 私人住宅：2023 年起計 5 年內，每年平均落成量超過 19 000 個。未來 3 至 4 年一手私人住宅單位潛在供應量約有 10 萬 5 千個。

今晚加餸 2023

計劃為合資格的家庭每週提供兩份餸菜包(需煮熟食用)以減輕生活及經濟壓力。

對象	1)深水埗區單親並領取綜援之家庭 2)深水埗區受疫情影響的低收入家庭
領取時間	每週逢星期四下午
領取地址	本中心(荔枝角永康街79號創匯國際中心6樓E室)
報名及查詢	3586 3095 (彭姑娘 / 鄧姑娘) * 申請人需經社工面見評估, 並提交相關證明文件

重建諮詢站 (SSP017)

日期	時間
2023年3月7日(二) 2023年3月22日(三)	下午4時正至5時正
2023年3月16日(四) 2023年3月31日(五)	晚上8時正至9時正

地點：昌華街與福榮街交界
對象：兼善里/福華街重建發展項(SSP017)的居民及商戶

內容：由社工解答街坊對重建項目的疑問
查詢電話：3586 3095

備註：

1. 如天文台於活動開始前兩小時仍懸掛三號或以上颱風訊號或黃色暴雨警告, 或因天雨關係, 活動將會取消而不另行通知, 參加者可先致電本中心查詢。
2. 為防範疫情, 請所有參加者出席活動期間, 必須佩戴口罩及保持適當的社交距離。

本中心保留一切最終決定權



重建業主組 (SSP017)

日期：2023年3月23日(星期四)
時間：晚上7時15分至8時15分(實體)或
晚上8時30分至9時30分(實體)
實體小組地點：荔枝角永康街79號創匯國際中心6樓E室
內容：提供重建資訊及解答有關重建的問題
對象：兼善里/福華街(SSP017)發展項目之業主
報名日期：即日起至22/3/2023
報名及查詢：3586 3095
備註：

- 參加者必須先致電中心報名方可出席實體小組;
- 參加者只需報名其中一場;
- 未經本中心許可, 請勿轉發及錄影相關資料
- 名額有限, 先到先得, 實體小組每戶只限2名參加者出席
- 參加者須遵循本中心的防疫措施

重建租客組 (SSP017)

日期：2023年3月31日(星期五)
時間：晚上7時15分至8時15分(網上Zoom)
或晚上8時30分至9時30分(實體)
實體小組地點：荔枝角永康街79號創匯國際中心6樓E室
內容：提供重建資訊及解答有關重建的問題
對象：兼善里/福華街(SSP017)發展項目之租客
報名日期：即日起至30/3/2023
報名及查詢：3586 3095
備註：

- 參加者必須先致電中心報名方會獲發網上Zoom會議登入連結;
- 參加者必須先致電中心報名方可出席實體小組;
- 參加者只需報名其中一場;
- 未經本中心許可, 請勿轉發及錄影相關資料
- 名額有限, 先到先得, 實體小組每戶只限2名參加者出席
- 參加者須遵循本中心的防疫措施





NEWSLETTER

2023 / MAR
Not for sale

Kim Shin Lane/
Fuk Wa Street (SSP017)

The Salvation Army - Urban Renewal Social Service Team

Address : Room E, 6/F, THE GLOBE, 79 Wing Hong Street, Lai Chi Kok.
Tel : 3586-3095 Fax : 3586-3401

Process after issuing acquisition offer to owners

URA issued acquisition offer to owners

Owner accepted acquisition offer (Consideration within 60 days)
*or depends on redevelopment projects

URA and owner have to appoint legal representatives to follow through the transaction

URA and consultants inspect the condition of the property

Signing the Agreement of Sale & Purchase and received initial payment
(30% of the purchase price)

Lawyers verify property ownership; URA and consultants come to the
property for inspection before completing the transaction

The owner sales with the lease

The owner needs to hand over the property

The lawyer completes the calculation of property rates, land rent and management fee, etc.

Execution of Assignment and received balance payment(70% of the purchase price)
(Owner-occupiers could return the unit within 4 months, but URA will deduct 10% of the
purchase price as a deposit, the deposit will be return after the owner hand over the unit)

Completion of the property acquisition

The above information is for reference only, subject to URA arrangements

Highlights of the 2023-2024 Budget

The Public Transport Fare Subsidy Scheme

Lower the threshold for to \$200 for half a year (May to October), subject to a ceiling of \$500

Nurture Talent

Provide subsidies and support manpower training at different aspects include Aviation, Maritime, innovation and technology, financial, construction industry.

Tax Deduction(Supporting the General Public)

- Reduce salaries tax and tax under personal assessment for the 2022/23 assessment year by 100%, subject to a \$6,000 ceiling
- Provide rates concession for domestic properties for the first two quarters of 2023/24, subject to a \$1,000 ceiling per quarter
- From the 2023/24 assessment year, increase the basic child allowance and the additional child allowance for each child born during the year of assessment from \$120,000 to \$130,000

Social Welfare

- Provide an extra half-month allowance of standard CSSA payment, Old Age Allowance, Old Age Living Allowance or Disability Allowance. Similar arrangements will apply to Working Family Allowance
- Grant a subsidy of \$1,000 to each residential electricity account
- Pay examination fees for school candidates sitting for the 2023 HKDSE Examination

Electronic Consumption Vouchers

- Issue \$5,000 electronic consumption vouchers to each eligible Hong Kong permanent resident and new arrival aged 18 or above in two instalments
- Previously registered eligible persons: \$3,000 consumption vouchers will be disbursed in April, remaining \$2,000 vouchers will be disbursed in mid-year
- New eligible persons: vouchers will be disbursed in mid-year in two instalments upon registration
- Eligible persons who have come to live in Hong Kong through different admission schemes or to study in Hong Kong: \$2,500 vouchers will be disbursed

Tax Deduction(Supporting Enterprises)

- Reduce profits tax for the assessment year 2022/23 by 100%, subject to a \$6,000 ceiling
- Provide rates concession for non-domestic properties for the first two quarters of 2023/24, subject to a ceiling of \$1,000 per quarter
- Grant 50% rental fee concession to eligible tenants of government premises and short-term tenancies and waivers for 6 months

Housing Supply

- Public housing: identified sufficient land for the provision of about 360 000 public housing units
- Private housing: completion of private residential units to average over 19 000 units annually in the 5 years from 2023 onwards. The expected first-hand private residential unit supply for the next 3 to 4 years is about 105 000 units